



OWNER USER OPPORTUNITY WITH HIGH EXPOSURE ON STATE STREET

Property Highlights

- 14,435 SF Building on Large 1.15 Acre Site with Strong Frontage Presence
- Ideal for Owner/User, Medical, Education or Professional Office Use
- High Visibility State Street Frontage with Strong Daily Traffic Counts
- Prominent Building Identity & Signage Opportunity
- Well Positioned for Corporate HQ, Counseling, Wellness or Training Facility
- Flexible Multi-Level Layout for Single or Multi-Department Occupancy
- Ample On-Site Parking (44 Stalls)
- Convenient Access to I-15 & Major Orem Retail Amenities
- Functional Floor Plans with Private Offices, Open Areas & Meeting Space
- Central Utah County Location Near Retail, Dining & Freeway Access

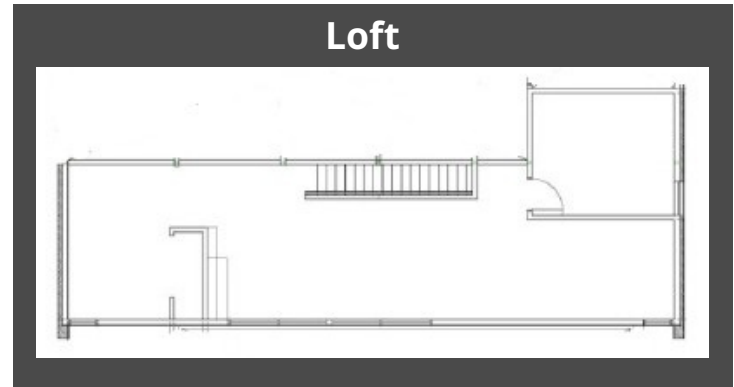
PURCHASE PRICE REDUCED : \$2,400,000.00

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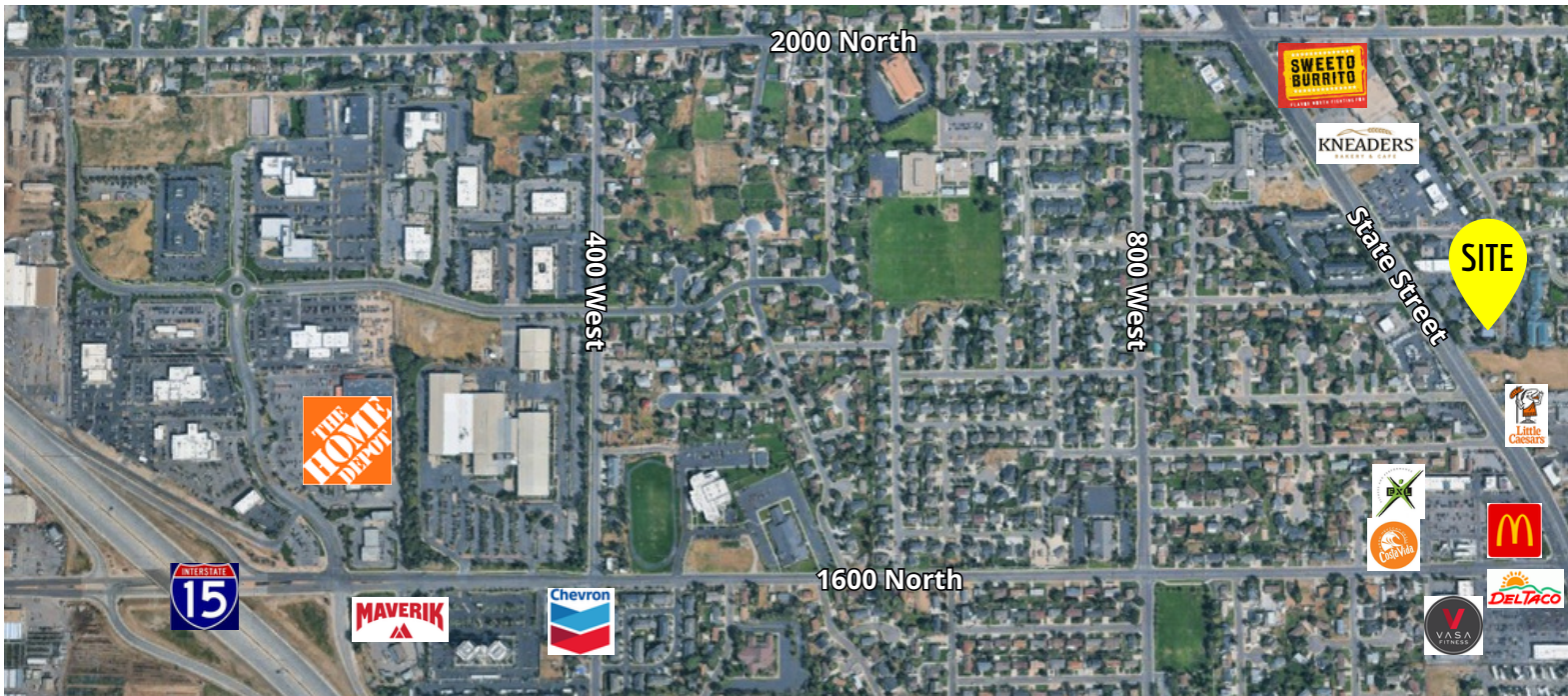
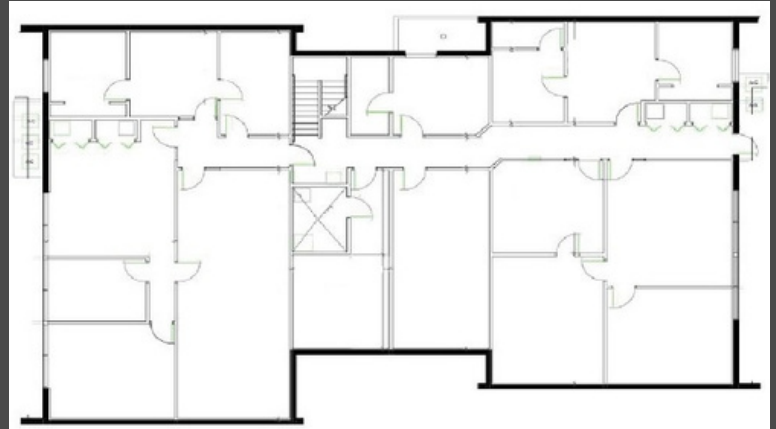
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Main Level Floor Plan



Lower Level Floor Plan



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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STATE STREET OFFICE FOR SALE IN OREM

Property Highlights

- 14,435 SF Office Building
- Site Size: 1.15 Acres
- Owner User Opportunity
- Ample Parking (44 Stall)
- State Street Frontage
- Easy Access to I-15

Demographics

	1 Mile	5 Miles
Population	16,388	191,806
Household Income	\$111,262	\$106,097

Traffic Counts

State Street : 46,113 AADT
1600 North : 20,484 AADT

PURCHASE PRICE REDUCED! : from ~~\$2,700,000~~ to \$2,400,000.00

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